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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

September 15, 2008

Approved 12/15/2008

Time: 6:30 PM

**Location: 5201 Ruffin Road, Suite B,
Planning Commission Board Room**

(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome.)

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:30 pm

- **Members Present:**
Paul Johnson
Carmen Lucas
Jim Royle
Helen Ofield
Scott Moomjian
Vicki Estrada

Staff Present:
Glenn Russell
Gail Wright
Donna Beddow
Diane Shalom
Heather Kwiatkowski

Members Absent: Margie Warner
Paul Johnson excused at 8:00pm; Carmen Lucas excused at 8:15pm

Staff Absent: none

- **Other General Information:** None

B. Conflict of Interest Declaration: Scott Moomjian indicated that it was best for him to recuse himself from the Patterson/Pratt/Giles House in Bostonia item on the agenda since he worked on the project several years ago for a different property owner.

C. Approval of 08/18/2008, 2008 Board Minutes

Approval of the 08/18/2008 Board Minutes; Motion by Vicki Estrada to approve minutes; 2nd by Scott Moomjian; motion carried 5-0-1 (Paul Johnson abstained).

Approval of the previously approved minutes from 06/16/2008, Revised; Motion by Scott Moomjian to approve minutes; 2nd by Helen Ofield; motion carried 6-0-0.

D. Reports:

- Julian Survey- status update- Donna Beddow reported that the County of San Diego is in the final phase of the survey project, addressing comments and reviewing the prehistoric context, with a report due on September 30, 2008. The final report will come to the board for review.
- Project Review Committee – Report on September 8, 2008 meeting – Gail Wright stated that the project review committee had not met because the applicant and two site board members were unable to attend. The meeting will be rescheduled.

E. Announcements

- The Department of Planning and Land Use (DPLU) is proud to announce that HSB members Carmen Lucas and Paul Johnson have been formally reappointed by the Board of Supervisors to serve another four years representing DPLU.
- The DPLU has a new staff archaeologist and HSB staff liaison member: Heather Kwiatkowski.
- **San Diego County Archaeological Society:** September 23, (Tuesday), 7:30 pm
Los Peñasquitos Ranch Adobe, 12122 Canyonside Park Drive, San Diego, CA 92129.
Presenter Mark R. Faull, State Parks Ranger: *Eastern Kern County's Forgotten Archaeological Paradigm.*
- **San Diego Archaeological Center:** October 4, 2008, Saturday 4:00 p.m. to 8:00 p.m.,
2nd Annual Excellence in Archaeology Celebration and Awards Ceremony. October 11,
2008; 11:00am to 1:00pm: Dr. Keith Meldahl: *The History and Geology of the Gold Rush Trail*
- **Lemon Grove Historical Society:** September 18th (Thursday) 5:30 to 7:50 pm, at 3185
Olive Street, Civic Center Park, Lemon Grove: Grand opening of the new exhibits in the
Parsonage Museum.
- **NAGPRA Review Committee** meeting in San Diego on October 11-12, 2008 at Sheraton
Suites Hotel at Symphony Hall. They are hosting a NAGPRA training seminar held the
previous day, October 10, 2008.
- **California Preservation Foundation** is hosting their Annual Design Awards on the Queen
Mary in Long Beach on October 18, 2008.
- Use and Application of the California Historic Building Code Workshop on September 19,
2008 in Sacramento.
- Liz Yamaguchi, a former member of the Historic Site Board, passed away.

- **San Diego Historical Society** will continue its lecture series, Historic Places, on September 28, 2008 at the Museum of San Diego History at 4:00 pm.

F. Formation of Consent Calendar: Staff recommends that Agenda Item 4, Lindo Lake Boathouse, be placed on the consent calendar.

Meeting Notes: Scott Moomjian expressed concerns that the report was a Rehabilitation plan and not a Historic Structure Report, so it technically didn't meet the standards for qualification. However, since the Board had previously reviewed a draft of the Rehabilitation plan with all the historical documentation needed for the report inherent within the Rehabilitation plan, Scott Moomjian made a motion to accept, but requested that future nominations could be more tailored to meet the standards. Motion by Scott Moomjian to place Lindo Lake Boathouse on the consent calendar; 2nd by Paul Johnson with comments to accept the Lindo Lake Boathouse on the County's Historic Landmark listing under Criterion V. (b) (3). Carried 5-0-1 (Carmen Lucas abstained).

ITEM 2 – PUBLIC COMMENTS

A. Public Comment: none

B. County Department of Parks and Recreation: Dr. Lynne N. Christenson, Historian, County Parks and Recreation:

- Currently working with OHP on National Register nomination for Camp Lockett. Will be brought forward at a later date.

C. Presentation – None for September

ACTION ITEMS:

ITEM 3- LEE PACKARD/ RALPH L. FRANK HOUSE MAA 08-002

Applicants: Thomas D. and Mary A. Curtis

Location: 10010 County View Road, La Mesa, CA 91094

Supervisor District: 2 – Dianne Jacob

Description: The Lee Packard home was designed by award winning architectural designer, Ralph L. Frank and was built by master builder George Eckel in 1958. The elegantly formal home was selected in 1959 as the most distinguished newly built home by the El Cajon Valley News. The home has been described as architectural regality and as a one story version of a Southern Mansion. The home has been essentially unchanged since its construction in 1958.

Staff Recommendation: Staff recommends that this resource be found significant under criterion item V. (b) (3), because of its unique architectural style and because of its association with architectural designer Ralph L. Frank and master builder George Eckel, the placement of this resource on the Local Register of Historic Resources and for participation in the Mills Act as Landmark Number 2008-002 located on parcel APN 491-650-17-00. The nomination would include the home and rose garden wall.

Meeting Notes: Paul Johnson noted that Ralph L. Frank is a master architect in the City of San Diego and requests that the County should adopt him as such. Paul Johnson also remarked that the property could be described better, as 'Southern Mansion' is not adequate and that the house exhibits a variety of architectural styles, including ranch, traditional, and minimalist. Helen Ofield agreed that it is not a Southern Mansion but is resonant of the Prairie school and Greek revival. Scott Moomjian agreed that the architecture is a mix of styles, more colonial and revival style on both the interior and exterior with elements of the ranch style in layout. Scott Moomjian stated that the County should recognize Ralph L. Frank as an important creative individual who designed mainly single family residences throughout the City and County of San Diego, but does not believe that George Eckel could be considered a Master Builder based upon documentation submitted. Jim Royle commented that the few changes of any consequence to the house are on the rear and not visible from any public right-of-way.

Board Action: Based upon the written and oral documentation and information presented as part of this Item and hearing, Scott Moomjian made the motion that the Lee Packard House, located at 10010 County View Road, in the La Mesa community of Mt. Helix, Assessor's Parcel Number 491-650-17, be historical designated:

- I. Pursuant to Code Section 396.7 (V)(b)(3), the Property embodies the distinctive characteristics of a type, period, San Diego County regions, and method of Colonial Revival architecture; and
- II. Pursuant to Code Section 396.7(V) (b) (3), the Property represents the work of architect Ralph L. Frank, who is regarded as an important, creative individual for his Colonial style designs.

The designation shall include the exterior of the house only and the original rose garden brick walls that exist across from the main elevation of the house.

Approval of amended motion by Scott Moomjian, second by Vicki Estrada; Motion carried 5-0-1 (Carmen Lucas abstained).

ITEM 4- LINDO LAKE BOATHOUSE

Applicant: County of San Diego, Department of Parks and Recreation

Location: Lakeside

Supervisor District: 2 – Dianne Jacob

Description: The El Cajon Valley Land Company built the Lakeside Inn (also known as the Lakeside Hotel) in 1887 to attract settlers to the area. The Land Company opened the hotel to host visitors and sell them some of the 6,600 acres they had acquired from Benjamin P. Hill in 1886. The opening of the hotel and land sale corresponded with the arrival of the Atchison, Topeka and Santa Fe rail service from the eastern states in November 1885, and the establishment of the Cuyamaca and Eastern rail line from San Diego directly to Lakeside, in 1886. The hotel was constructed just up the hill from a small, natural body of water known as Lindo Lake. The Land Company created a 45-acre park around Lindo Lake to be used by the public and built a boathouse. The architect for either the Lakeside Inn or the Lindo Lake boathouse is unknown. Whereas the Lakeside Inn was built in the rare Chateausque style, the boathouse on Lindo Lake was designed with a nod to the Richardsonian Romanesque (or Romanesque Revival) style with an emphasis on arches and columns.

The boathouse is a simple, open frame structure built in a square mass with a pyramidal roof. The structure is supported by ten large beams measuring 8 inches by 8 inches, one at each corner of the structure with one post equi-distant between the corner posts on the east and west elevation forming two large segmental arches. Only two boathouses built in 1887 in San Diego County remain - the Lindo Lake boathouse and the Coronado Boathouse (Glorietta Bay Boathouse or Hotel Del Coronado Boathouse.) But the Lindo Lake Boathouse is the only one with this unique Richardsonian Romanesque (or Romanesque Revival) style. Initial investigation indicates that it is the only extant boathouse in California in this style.

Staff Recommendation: Staff recommends that the HSB recommend approval to the Director of Planning and Land Use to place the Lindo Lake Boathouse on the County's Historic Landmark listing of historic places under criterion V (b) 3 as Landmark Number 2008-004.

Meeting Notes: Approved on consent per Item 1 (F)

Board Action: Motion to approve staff recommendation by Scott Moomjian, second by Paul Johnson; Motion carried 5-0-1 (Carmen Lucas abstained).

ITEM 5 – EDGE Moor FACILITY DEMOLITION PROJECT (added item)

Applicant: County Department of General Services, Facilities Management Division

Location: 9065 Edgemoor Drive in the City of Santee

Supervisor District: 2 – Dianne Jacob

Description: On August 19, 2008, the County's Department of General Services distributed to the members of the HSB copies of the Draft Environmental Impact Report (DEIR) for the Edgemoor Facility Demolition Project, for HSB comments and individual written comments. The public review period for the DEIR began on August 8, 2008, and ends on September 22, 2008. One structure in the Edgemoor complex, the Polo Barn, is on the National Register and is not proposed for demolition, though some of the structures that are proposed to be demolished are on the California Register and were designed by the Quayle Brothers, master architects.

Staff Recommendation: Staff has no recommendation on this item.

Introductory Comment on Edgemoor from Jim Royle: As mentioned in the Description, General Services sent HSB members a copy of the DEIR on August 19, 2008. The cover letter said, 'We look forward to hearing your verbal comments on September 15th,' and then requested 'any individual written comment' not later than September 22, 2008.

Subsequently, I heard General Services would not be making an informational presentation tonight. I added Edgemoor as an Action Item tonight for the following reasons:

- 1) "The General Services cover letter indicated to HSB members that we would be afforded an opportunity to discuss the demolition proposal tonight, and I felt that should occur;
- 2) "As mentioned in Diane's introduction, seven of the buildings proposed to be demolished are on the California Register and thus are, according to our ordinance, local landmarks-though in practice we have been only listing them after receiving a nomination and visiting them, to confirm retained integrity. As it turns out, the

County's consultants have made that confirmation for us."

- 3) "The 'old' HSB reviewed the Caltrans National Register nomination of the polo barn and added additional buildings, presumably ones now on the California Register. It was subsequently noted as 'Rezone recommended (on hold)', though the County did not have zoning authority there. The point is the old HSB considered some of the structures now proposed for demolition as historic. Note also, as the DEIR does, that the Geriatric Hospital Era buildings were well short of the 50 year threshold when the National Register evaluation and 1988 HSB discussions took place."
- 4) "Section 2(m)(6) of County Ordinance 9139 lists as one of the HSB's duties: 'Make recommendations as needed to the Department of Planning and Land Use, the Planning Commission and/or the Board of Supervisors regarding historic resource issues and preservation implementation incentives to existing or proposed County plans and policies.'

"So it appeared to me that the HSB is duty-bound to address the proposed demolition of acknowledged historic structures and districts."

Meeting Notes: Ralph Thielicke from the Department of General Services gave a brief overview of the project. Dahvia Lynch also with the Department of General Services gave a presentation highlighting the contents of the DEIR. The financial feasibility analysis in the DEIR looked at the most marketable reuse potential for both the private and public sector. The DEIR indicates that there would be minimal landscaping impact, except to areas directly adjacent to the buildings to be demolished. Mitigation measures would include documentation, a video, and a model of the site.

Initial comments by HSB included:

1. Vicki Estrada: Revenue generation is the criterion used to evaluate the demolition but how are you monetarily evaluating the historic value inherent in these buildings?
Dahvia Lynch: Did not believe that a financial quality was given to the retention of historic buildings.
2. Helen Ofield: The bottom line is this is an expensive burden to the County. Is this driven by the downtown redevelopment plan of Santee?
Dahvia Lynch: There is no causal relationship, though the project area is within the Santee Town Center Specific Plan and any future development would probably be guided by that.
3. Carmen Lucas: Buildings that really represent the history of San Diego County should not be demolished if they are listed on the register as eligible. It seems like we should pursue that as a viable financial option with the potential to generate profit.
4. Jim Royle: There is still gardening north of the Polo Barn, a continuation of activity that goes back to the Poor Farm Era.
Dahvia Lynch: I believe that is a public use on County land (community garden) and would not be impacted as part of the demolition.
5. Scott Moomjian stated that it is important to balance the legitimate project objectives with the impact of demolishing 26 historic buildings either on the California or National Registers. The mitigation measures, including the video and interactive model are completely inadequate to fully mitigate the project impact.

Public Comments:

1. Bruce Coons from Save Our Heritage Organization stated that the Edgemoor facility is listed on SOHO's most endangered list for this year. He added that the area has the

potential to be another NTC with many assets that could be utilized for both commercial and non-profit activities. He argued that the DEIR is completely inadequate as it relies on financial infeasibility. He also stated that the project is segmented from the Las Colinas project and from future development and that segmentation is not allowed under CEQA and maximizing income is not important under CEQA. He stressed that adaptive re-use should save all the buildings on the California/National Register and would meet 3 of the 4 objectives in the DEIR and 4 of the 4 objectives under CEQA.

2. Carol Craft, a member of the Santee Historical Society, stated that she would support what Mr. Coons said and pointed out that the re-use of the area could be a wonderful historic district that could serve as a public educational facility and community center.
3. Ron May, Historic Consultant, stated that he wanted to correct some historic facts. He said that in 1988, he represented the DPLU at the Nov. 9th HSB meeting. He claimed that staff reviewed the property and felt that the National Register nomination did not go far enough and that the trees/gardens constituted a significant historical landscape that should be included in the nomination. At that time, the HSB found the property to be significant as a historic district, but General Services would not allow landmarking to proceed. He believes that in the past 20 years, the buildings have become even more significant. He exclaimed that money as the sole justification for demolition of these buildings to be demolished is not acceptable. He recommended that General Services find these buildings historic and recommend Alternatives 2 and 3 for adaptive re-use of the buildings.
4. Elaine Murphy, a member of the Santee Historical Society, agreed with the previous speakers and stated that once historical sites are destroyed, you can never get them back. She further argued that the estimates for the destruction of the buildings were out of line.

HSB discussed their available options to comment upon this DEIR and agreed upon the following comments for the Edgemoor Facilities Demolition (See Attachment for Official Correspondence)

1. The significance assessment in Appendix C of the DEIR is adequate
2. Adaptive reuse alternatives should be given greater consideration in the project review.
3. Mitigation measures MM-CR-1 and MM-CR-2 are wholly inadequate to mitigate the project impact to a level below significance.
4. The Edgemoor grounds (i.e. historical landscaping) are not given adequate consideration in the DEIR.
5. The description of the economic feasibility analysis for project alternatives is inadequate.
6. The structures identified as highly significant in the DEIR Appendix C should be retained.

Board Action: Motion to approve HSB comments on the Edgemoor Facility Demolition Project DEIR by Jim Royle, second by Helen Ofield; Motion carried 4-0-0 (Paul Johnson and Carmen Lucas left prior to vote).

DISCUSSION ITEMS

ITEM 6- PATTERSON/PRATT/GILES HOUSE IN BOSTONIA (added item)

The Patterson/Pratt/Giles house (aka Barnett house) was previously listed on the County's Historic Landmark List and had been rezoned with an "H" designator. At some later point in time, the historic designation was removed. In the mean time, the house (and associated barn) was moved.

The Lakeside River Park Conservancy, to be represented by Betty McMillan, Vice President, would like to explore the possibility of reinstating the historic structures on the Landmark listing.

Meeting Notes: The old HSB recommended landmarking and the "H" designator on April 14, 1992 and the Board of Supervisors approved the rezoning on January 19, 1993. The request to rescind landmarking was considered and approved by the HSB on December 17, 2001. After the "H" designator was removed the property was sold and the house was moved so that it is no longer in its original setting. The Lakeside Riverpark Conservatory would like to request reinstating the "H" designator or putting the house on the Local Register. Speakers included Betty McMillan and Chris Herzog who stated that giving historic significance to this building would help with funding and with their efforts to create a historic buildings park at the Riverpark Conservatory.

The minutes from the previous meetings need to be reviewed to see what criteria were used to remove the designation. Further research by County staff is needed to determine if landmarking has also been rescinded. Staff will report next month on the current status of this resource. Vicki Estrada suggested that the HSB could write a letter that states there is evidence that the building contains historic significance and its status on the Local Register is currently being evaluated. It will be discussed further at the next meeting as an action item.

ITEM 7- FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, October 20, 2008 (if it is not cancelled)
- Next HSB Project Review Committee meeting – To be Determined

ITEM 6- ADJOURNMENT

9:15 PM

APPROVAL OF BOARD MINUTES:


Chairman, Jim Royte

December 15, 2008

Vice-Chairman, Scott Moomjian

December 15, 2008